



# The Sizewell C Project

## 9.88 Estate Wide Management Plan for the EDF Energy Estate - Clean Version

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Revision: 2.0  
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Planning Act 2008  
Infrastructure Planning (Applications: Prescribed  
Forms and Procedure) Regulations 2009



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## 1 INTRODUCTION

- 1.1.1 This Estate Wide Management Plan ('EWMP') for the Estate has been prepared in respect of the application for a Development Consent Order ('DCO') to the Planning Inspectorate ('PINS') under the Planning Act 2008 ('the Application') for the proposed Sizewell C Project.
- 1.1.2 This plan is supported by **Figures** provided at the end of the document.
- 1.1.3 Level 1 control documents will either be certified under the DCO at grant or annexed to the Deed of Obligation. All are secured and legally enforceable. Some Level 1 documents are compliance documents and must be complied with when certain activities are carried out. Other Level 1 documents are strategies or draft plans which set the boundaries for a subsequent Level 2 document which is required to be approved by a body or governance group. The obligations in the DCO and Deed of Obligation set out the status of each Level 1 document.
- 1.1.4 This **EWMP** is a Level 1 document and must be complied with through the management of the Estate unless otherwise approved by East Suffolk Council (ESC). This is secured by Requirement 5C of the draft DCO. Any updates to this document must be approved by ESC in accordance with the procedure set out in Schedule 23 of the draft DCO.
- 1.1.5 Where further documents or details require approval, this document states which body or governance group is responsible for the approval and/or must be consulted. Any approvals by ESC, Suffolk County Council (SCC) or the Marine Management Organisation will be carried out in accordance with the procedure in Schedule 23 of the draft DCO. The Deed of Obligation establishes the governance groups and sets out how these governance groups will run and, where appropriate, how decisions (including approvals) should be made. Any updates to these further documents or details must be approved by the same body or governance group and through the same consultation and procedure as the original document or details.
- 1.1.6 Where separate Level 1 or Level 2 control documents include measures that are relevant to the measures within this document, those measures have not been duplicated in this document, but cross-references have been included for context. Where separate legislation, consents, permits and licences are described in this document they are set out in the Schedule of Other Consents, Licences and Agreements (Doc Ref. 5.11) [REP3-011].
- 1.1.7 For the purposes of this document the term 'SZC Co.' refers to NNB Nuclear Generation (SZC) Limited (or any other undertaker as defined by the draft

DCO), its appointed representatives and the appointed construction contractors.

## 1.2 Purpose

1.2.1 The purpose of this EWMP is to provide an overarching framework of how the Estate will be managed to deliver the landscape vision set out within the Sizewell C DCO Application.

1.2.2 The implementation of, and compliance with, the EWMP by SZC Co. is secured pursuant to Requirement 5C of the DCO.



## 2 THE ESTATE

### 2.1 Existing Site Context

2.1.1 As illustrated on **Figure 1**, the Estate is located on the Suffolk coast, approximately halfway between Felixstowe and Lowestoft. It is approximately 14km south of Southwold, 7km north of Aldeburgh and 2km east of Leiston.

2.1.1 The Estate is approximately 733ha and includes the operational Sizewell B power station site, Upper and Lower Abbey Farms, and Aldhurst Farm as shown on **Figure 2**. The “Estate” is made up of land owned by SZC Co. or EDF Nuclear Generation Limited (ENGL) who are currently both part of the EDF Group. It comprises a variety of land uses including arable farmland, areas of coniferous, deciduous and wet woodland, grazing marshes and reed beds, Sandlings heathland and grassland. The coastal frontage comprises the coastal defence features adjacent to Sizewell B and a shingle beach and dune features.

2.1.2 The Estate and much of the surrounding landscape is of high environmental value. It is located partly within the Suffolk Coast and Heaths Area of Outstanding Natural Beauty (AONB) and the Suffolk Heritage Coast. The Sizewell Marshes Site of Special Scientific Interest (SSSI) is wholly in the Estate and parts of the Minsmere and Walberswick Marshes and Heaths SSSI also lie within the Estate boundary. **Figure 2** shows the extent of landscape and seascape designations within the Estate, while **Figure 3** shows the extent of non-statutory and statutory biodiversity designations.

2.1.3 The Estate is currently managed under a series of voluntary agreements, drawing on expertise from Suffolk Wildlife Trust and other specialists, in accordance with a series of management plans covering specific areas and habitat types within the Estate. These plans are already cognisant of the Sizewell C proposals and include early preparatory works and mitigation measures to support the Application. Further information on the existing management regimes is provided in **Section 3**.

### 2.2 Estate Vision

2.2.1 SZC Co. and ENGL have agreed an ambitious vision for the future of the Estate to mitigate the effects of the new power station and enhance the character, ecology and amenity of the local landscape. The vision for the Estate is set out in **Chapter 8** of the **Design and Access Statement (DAS)** [[REP5-073](#)] (secured pursuant to Requirement 14) and includes the replacement of existing arable farmland and plantation woodland with semi-natural landscape habitat types that are characteristic of the local Sandlings and will support a wider range of ecological communities.

### 2.2.2 The Vision is described as follows:

*[The vision for the Estate is to establish] the Suffolk Coast and Heaths AONB landscape in microcosm by creating a mosaic of some of its most valued landscapes such as extensive Suffolk Sandlings grasslands, areas of farmland, large scale forestry, coastal dunes and shingle ridges and the open sea as well as an appropriate landscape setting for the existing and proposed power station structures, that reflects the way that the existing Sizewell A and Sizewell B structures behave. The design also seeks to reflect a subtle transition from the organised farmland landscape to the west to the more open, expansive and natural coastline and adjacent seascape (DAS, paragraph 8.2.3).*

### 2.2.3 The Vision seeks to deliver a landscape that is resilient to the effects of a changing climate; can be managed in a sustainable, non-intensive manner; and can be adapted over time to respond to changing circumstances, such as climate change and other natural, social and economic pressures.

### 2.2.4 The vision is illustrated on the **Composite Operational Landscape Masterplan** (shown in **Figure 4**). The landscape proposals are informed by a detailed understanding of the Estate and its surrounding context. They have been developed in consultation with local stakeholders and local authorities and with reference to guidance published, and within the framework of the Sizewell C Design Principles set out in **Chapter 5** of the **MDS DAS** [\[REP5-070\]](#) (secured pursuant to Requirements 12 and 12B) .

## 2.3 Delivering the Vision

### 2.3.1 Sizewell C will be accommodated on the Sizewell C main power station platform, located on land immediately north of the existing Sizewell B power station. Beyond the main power station platform, a larger area of land (including land not within the Estate) is required for temporary developments to support construction of Sizewell C. This includes the accommodation campus and green rail route. The areas of the Estate which are required for the temporary construction works are within the Main Development Site (MDS) which is shown on **Figure 2**.

### 2.3.2 Following construction of Sizewell C, the temporary elements must be removed and the land within the Estate which had been used for this must be repurposed to deliver new landscapes and habitats as identified within the Estate vision, **illustrative Landscape Masterplan** (Doc Ref 2.5(D)) and the **oLEMP** (Doc Ref. 8.2(B)). This must not simply restore the land within the DCO order limits which has been temporarily used to its current landscape

of arable farmland and plantations but seek to create a mosaic of locally rare and threatened characteristic Sandlings and coastal habitats. This will significantly enhance the ecological, landscape and amenity value of the area, complementing the landscapes to the north at the RSPB Minsmere Reserve and National Trusts Dunwich Heath and south of the Sizewell Gap at The Walks and Aldringham Common.

2.3.3 SZC Co. is responsible for the delivery of the vision set out in section 8.2 of the **DAS**, with Requirement 14 securing a landscape and ecology scheme for the main development site which must set out the detailed design of the works and the Landscape and Ecology Management Plan. Some of these areas are already being actively managed in accordance with the **Composite Operational Landscape Masterplan** (shown in **Figure 4**) demonstrating commitment to the Estate vision. This includes advanced planting and habitat creation schemes designed to mitigate the effects of the new power station and trial studies aimed at developing robust methodologies for habitat creation.

2.3.4 In relation to the land within the Estate which sits outside the DCO boundary, SZC Co. must maintain the land and implement the necessary landscaping measures to deliver the vision as shown on the **Composite Operational Landscape Masterplan** (shown in **Figure 4**). This will be delivered through private agreement with ENGL. The principle has been agreed and will be documented as part of the wider commercial transaction between the parties.



### 3 CONSTRUCTION MANAGEMENT REGIMES

#### 3.1 Estate land within the Order Limits

3.1.1 During the construction period the landscape of the MDS must be managed in accordance with the following plans and documents secured under the dDCO (in addition to other off-site habitat provisions, e.g. the fen meadow plan:

- the **Code of Construction Practice** (Doc. Ref. 8.11(E)) secured by Requirement 2;
- **Terrestrial Ecology Monitoring and Mitigation Plan** (Doc Ref. 9.4(B)) secured by Requirement 4;
- **Site Clearance Plans** (Doc Ref. Book 2) secured by Requirement 6;
- Landscape and ecology Scheme (Chapter 5, Chapter 8 and Table A.1 of the **DAS** (Doc Ref. 8.1(B)) and the **Approved Plans** (Schedule 7 of the dDCO), such as the **Main Development Site Landscape retention plan** [[REP5-016](#)], secured by Requirement 14;
- the **Associated Development Design Principles** [[REP3-023](#)] (for rail works) secured by Requirement 18;
- the marsh harrier implementation plan (pursuant to Requirement 14C); and
- the **Wet Woodland Plan** (pursuant to Requirement 14B).

#### 3.2 Estate land outside the Order Limits

3.2.1 The Estate outside the main development site must (where necessary to deliver the vision) continue to be managed in accordance with the existing management regimes, specifically:

- The Sizewell Estate – management plans to ensure that the land is managed in the most sustainable and effective manner given the constraints presented by the operational requirements of Sizewell B, the new build programme for Sizewell C and third party objectives; there are accurate and current records of baseline information of the Estate and frameworks for producing specific land management objectives, policies and plans.
- Aldhurst Farm – an Aldhurst Farm Ecology and Landscape Management Plan has been approved by ESC under an extant

planning permission, and will be updated in the future as required (first updated expected in 2021). This plan presents the management objectives for the establishment phase of habitat creation (up to 10 years from commencement) and defines a number of attributes, targets and management actions (including monitoring and verification measures) to ensure they are delivered. The management objectives set out within the Aldhurst Farm ELMP are aligned to the vision as set out in **Chapter 8** of the **DAS** (Doc Ref. 8.1(B)) and aim to deliver an enhanced recreational, ecological and landscape habitat mosaic which reflects the distinctive land-use, topography and vegetation typologies that are characteristic of the Suffolk Coast and Heaths AONB. These management objectives must continue to be implemented throughout the construction and operation of Sizewell C.

- Reptile mitigation – the **Reptile Mitigation Strategy**, (Appendix C, Part B of the CoCP (Doc Ref. 8.11(E))) sets out the reptile translocation strategy but also sets out long-term commitments to prepare and manage a number of areas across the Estate as reptile receptor areas which will be used to receive reptiles when they are translocated from the footprint of the power station and the temporary construction areas in advance of construction. The areas include former arable fields which have already been converted to acid grassland and heathland and are now being optimised ahead of the translocation exercise.

**3.2.2** The spatial extent of these existing management regimes is set out in **Figure 5** and these regimes have been developed collaboratively between ENGL and SZC Co. in cognisance and anticipation of the Sizewell C Project. As above, SZC Co. must ensure their continuation and management going forward through private agreement with ENGL where relevant.

**3.2.3** In addition to the above, SZC Co. must ensure that at least 3km of additional rides and glades are created within the retained plantation woodlands of Kenton Hills to enhance these areas for foraging bats. SZC Co. must ensure the creation, continuation and management of these features going forward through private agreement with ENGL where relevant. These new rides and glades must be planted prior to any vegetation clearance as part on the main development site being carried out..

## 4 POST-CONSTRUCTION (OPERATIONAL PHASE) MANAGEMENT REGIMES

### 4.1 Estate land within the main development site

4.1.1 Following completion of Sizewell C, the areas of the MDS which were used temporarily must be restored in phases in accordance with the landscape and ecology scheme to be approved by ESC under Requirement 14 of the **dDCO**. This scheme must set out details of restoration landscape and ecology works, and a landscape and ecology management plan (LEMP). The design should be developed having regard to **Chapter 5** and **Chapter 8** of the **DAS** (Doc Ref. 8.1(B)) and the management arrangements must be in general accordance with the **oLEMP** (Doc Ref. 8.2(B)).

4.1.2 The LEMP must provide clear objectives and principles for the establishment and long-term management of the proposed landscape and ecological mitigation. It must include details of new habitats to be created and relevant ongoing monitoring and management arrangements. SZC Co. must discuss the LEMP with the Environment Working Group before submitting it to ESC.

### 4.2 Estate land outside the main development site

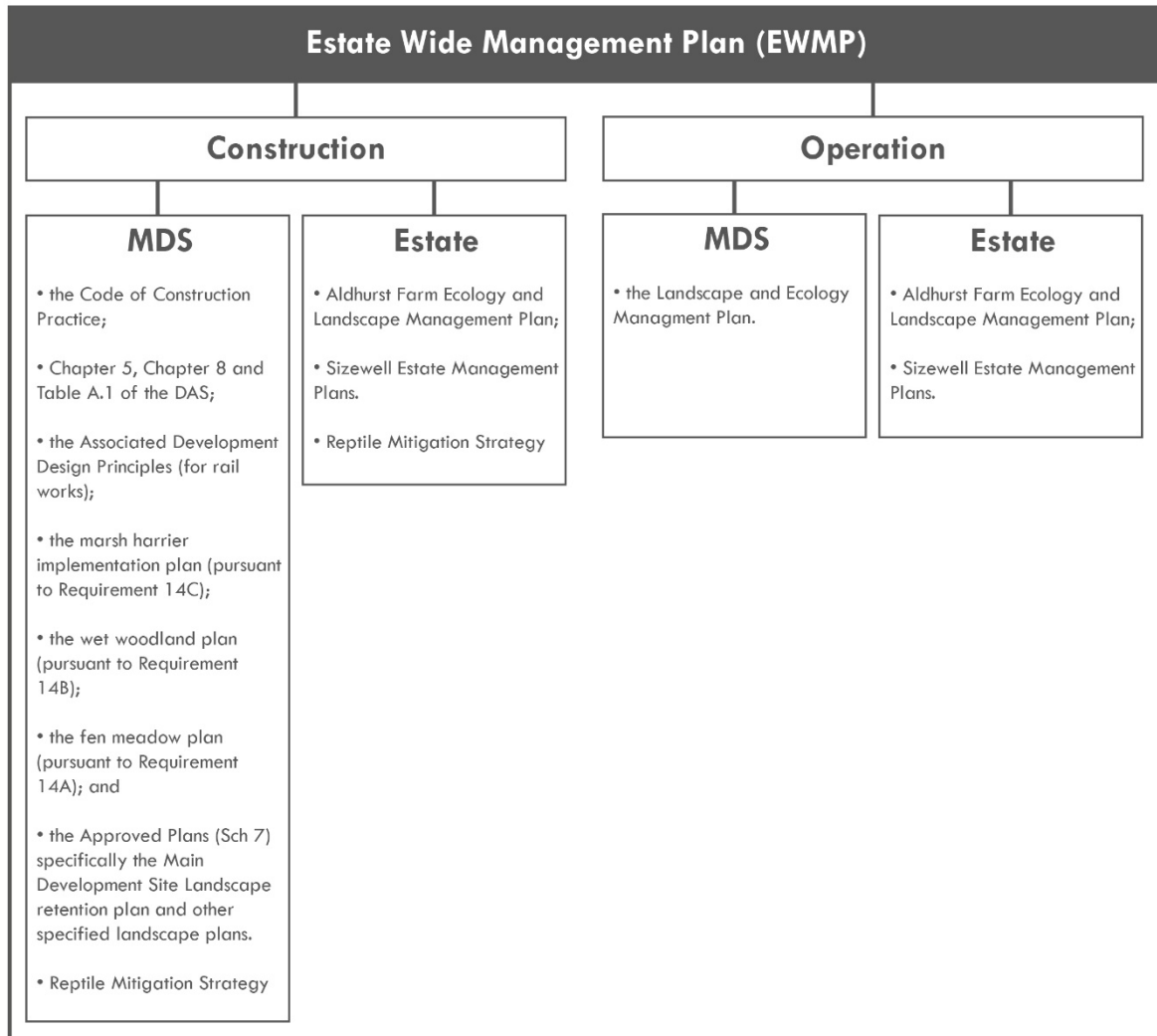
4.2.1 During operation of the Sizewell C Project, the land within the Estate outside the MDS must continue to be managed as set out in **section 3.2**. This commitment is made through Requirement 5C of the DCO and secures with confidence that which is currently the subject of voluntary agreements.



## 5 MANAGEMENT FRAMEWORK SUMMARY

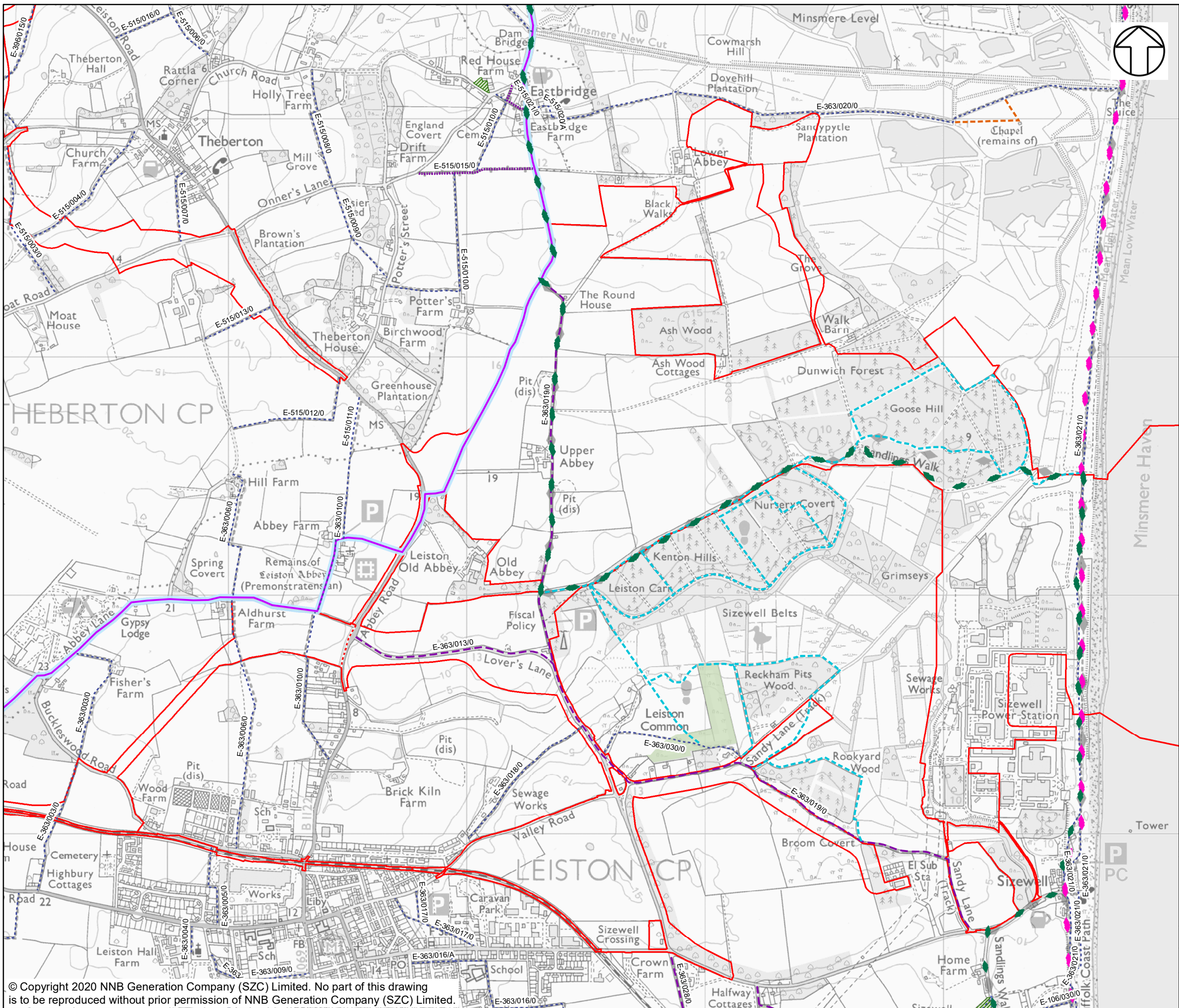
5.1.1 **Figure 6** shows the hierarchy of the EWMP in relation existing and forthcoming management plans.

**Figure 6: Management Plan Framework**



## FIGURES 1 – 5





## NOTES

### KEY

- SIZEWELL C AND ASSOCIATED DEVELOPMENT SITE BOUNDARIES
- DEMARCATION LINE
- REGISTERED COMMON LAND
- OPEN ACCESS LAND
- RECREATIONAL ROUTE: SANDLINGS WALK (LONG DISTANCE WALKING ROUTE)
- RECREATIONAL ROUTE: SUFFOLK COAST PATH (LONG DISTANCE WALKING ROUTE)
- SUSTRANS REGIONAL CYCLE ROUTE (RCR) (42)
- SUFFOLK COASTAL CYCLE ROUTE
- PERMISSIVE FOOTPATHS IN EDF ENERGY ESTATE (ADAS)
- TEMPORARY PATH (PROVIDED BY RSPB TO LEISTON ABBEY (FIRST SITE))
- PUBLIC RIGHT OF WAY (SUFFOLK COUNTY COUNCIL)
- FOOTPATH
- BRIDLEWAY
- BYWAY
- RESTRICTED BYWAY

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APPENDIX 15I  
RIGHTS OF WAY AND ACCESS STRATEGY

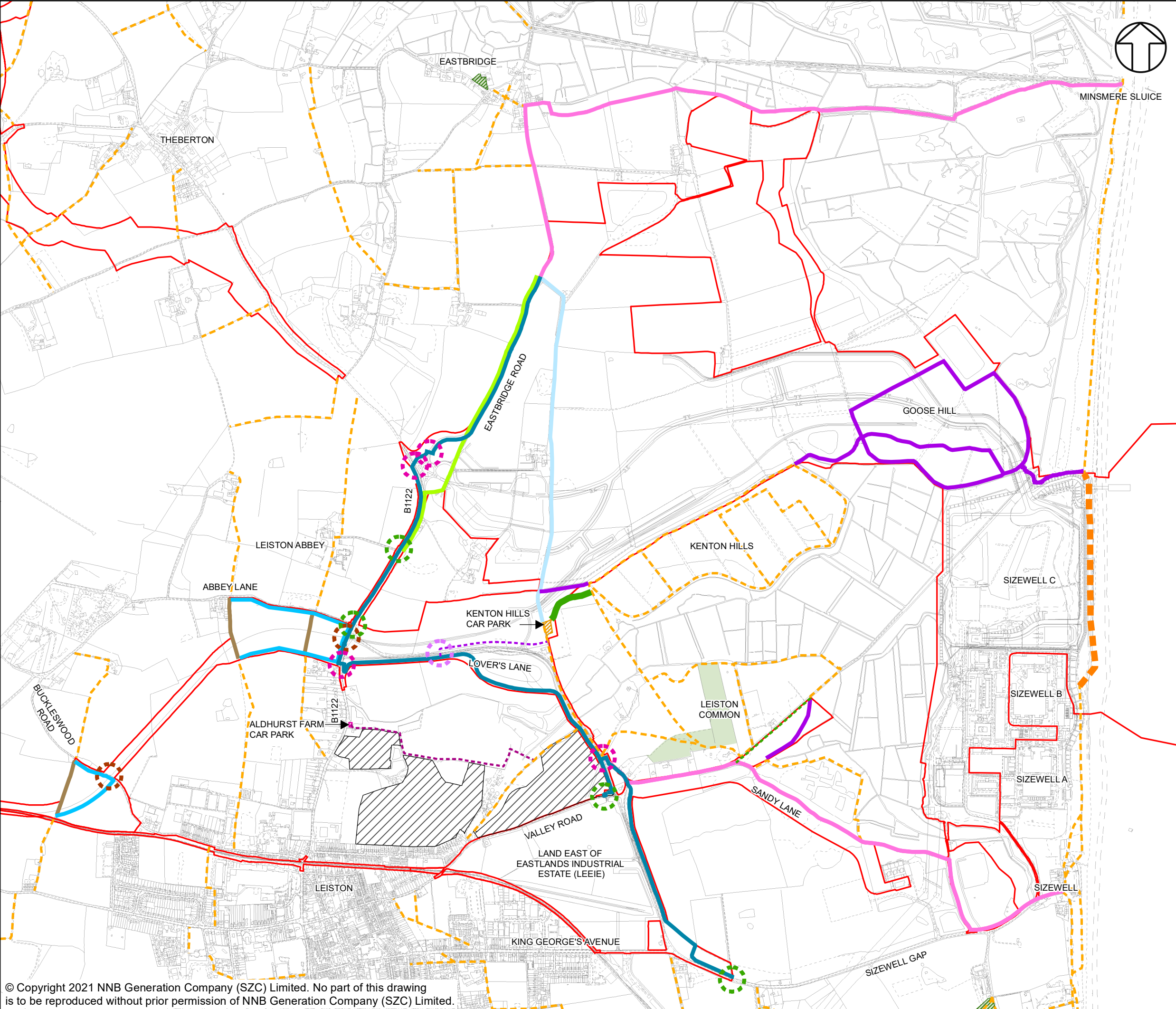
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### NOTES

#### KEY

- SIZEWELL C AND ASSOCIATED DEVELOPMENT SITE BOUNDARIES
- DEMARCATON LINE
- EXISTING REGISTERED COMMON LAND
- EXISTING OPEN ACCESS LAND
- UNALTERED EXISTING PUBLIC RIGHTS OF WAY AND PERMISSIVE FOOTPATHS
- NEW OFF-ROAD ROUTE ENCOMPASSING: REALIGNED BRIDLEWAY; AND POTENTIAL SUFFOLK COAST PATH; SANDLINGS WALK; ENGLAND COAST PATH AND SUSTRANS DIVERSIONS
- SUFFOLK COAST PATH AND SANDLINGS WALK, AND ENGLAND COAST PATH, POTENTIAL DIVERSION ON EXISTING PROW AND HIGHWAY ROUTES
- SUSTRANS DIVERSION - ROUTE PERMANENTLY CLOSED
- BRIDLEWAY 19 - ROUTE CLOSED DURING CONSTRUCTION
- PROW - ROUTE CLOSED DURING CONSTRUCTION
- PROW - DIVERSION AROUND RAILWAY LINE DURING CONSTRUCTION
- PERMISSIVE FOOTPATH - SANDLINGS WALK AND PERMISSIVE FOOTPATH AT GOOSE HILL/KENTON HILLS WOODS, AND AT A PROPOSED DETENTION BASIN CLOSED DURING CONSTRUCTION
- NEW PERMISSIVE FOOTPATH TO EXISTING PERMISSIVE FOOTPATHS
- NEW TEMPORARY PERMISSIVE FOOTPATH
- SUFFOLK COAST PATH, SANDLINGS WALK AND ENGLAND COAST PATH RE-ALIGNMENT
- KENTON HILLS CAR PARK IMPROVEMENTS
- PROPOSED CONTROLLED PEGASUS CROSSING
- PROPOSED UNCONTROLLED BRIDLEWAY CROSSING
- PROPOSED LEVEL CROSSING
- ALDHURST FARM ACCESS TO BE PROVIDED UNDER DISCHARGED CONDITION 25 OF PLANNING PERMISSION REFERENCE DC/14/4224/FUL
- APPROXIMATE AREAS TO BE MADE OPEN ACCESS LAND
- ALDHURST FARM CAR PARK
- ALDHURST FARM SURFACED FOOTPATH (PROW)
- PROPOSED PEDESTRIAN CONNECTION FROM APPROX. 2YRS AFTER CONSTRUCTION COMMENCEMENT
- UNCONTROLLED PEDESTRIAN CROSSING
- PERMISSIVE FOOTPATH

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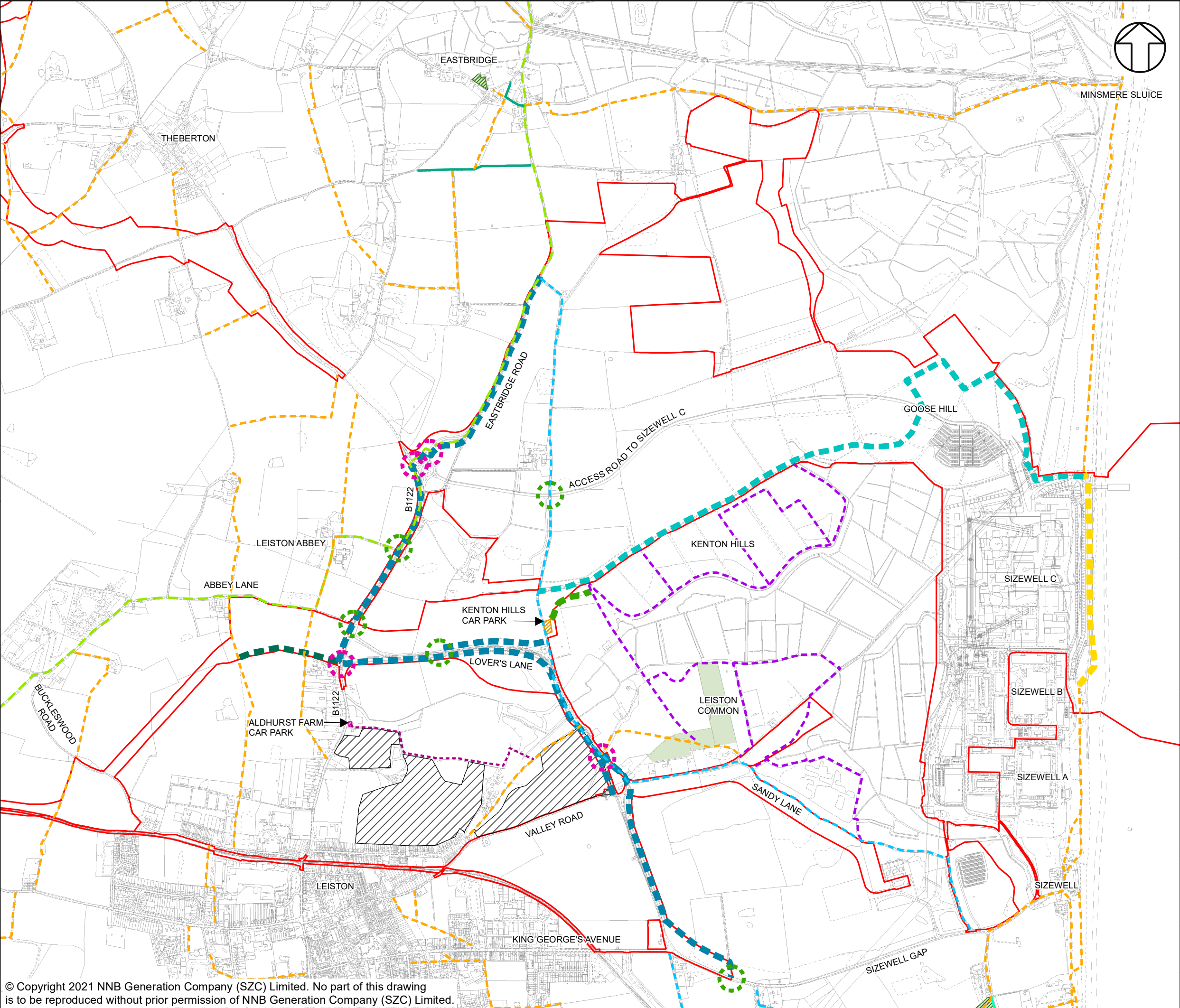
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NOTES

KEY

- SIZEWELL C AND ASSOCIATED DEVELOPMENT SITE BOUNDARIES
- - - DEMARCATION LINE
- EXISTING ACCESS
  - REGISTERED COMMON LAND
  - OPEN ACCESS LAND
  - - - PUBLIC RIGHT OF WAY (PROW) - FOOTPATH
  - - - (PROW) - BRIDLEWAY
  - - - (PROW) - RESTRICTED BYWAY
  - - - (PROW) - BYWAY
  - - - PERMISSIVE FOOTPATHS IN EDF ENERGY ESTATE
  - - - SUSTRANS REGIONAL CYCLE ROUTE 42 (DIVERTED)
- PROPOSED ENHANCEMENTS / DIVERSIONS
  - IMPROVEMENTS TO KENTON HILLS CAR PARK
  - IMPLEMENTED DURING CONSTRUCTION PHASE
  - PERMANENT NEW ROUTE ENCOMPASSING BRIDLEWAY, CYCLEWAY AND FOOTPATH
  - PERMANENT RE-ALIGNED SUFFOLK COAST PATH, SANDLINGS WALK AND ENGLAND COAST PATH
  - NEW PERMANENT FOOTPATH
  - NEW PERMISSIVE FOOTPATH
  - NEW PERMANENT BRIDLEWAY FOR THE ROUTE OF SANDLINGS WALK
  - PROPOSED CONTROLLED PEGASUS CROSSING
  - PROPOSED UNCONTROLLED BRIDLEWAY CROSSING
- ALDHURST FARM ACCESS TO BE PROVIDED UNDER DISCHARGED CONDITION 25 OF PLANNING PERMISSION REFERENCE DC/14/4224/FUL
- APPROXIMATE AREAS TO BE MADE OPEN ACCESS LAND
- ALDHURST FARM CAR PARK
- ALDHURST FARM SURFACED FOOTPATH (PROW)

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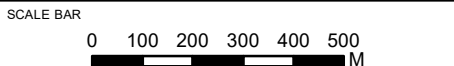


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OPERATIONAL PHASE

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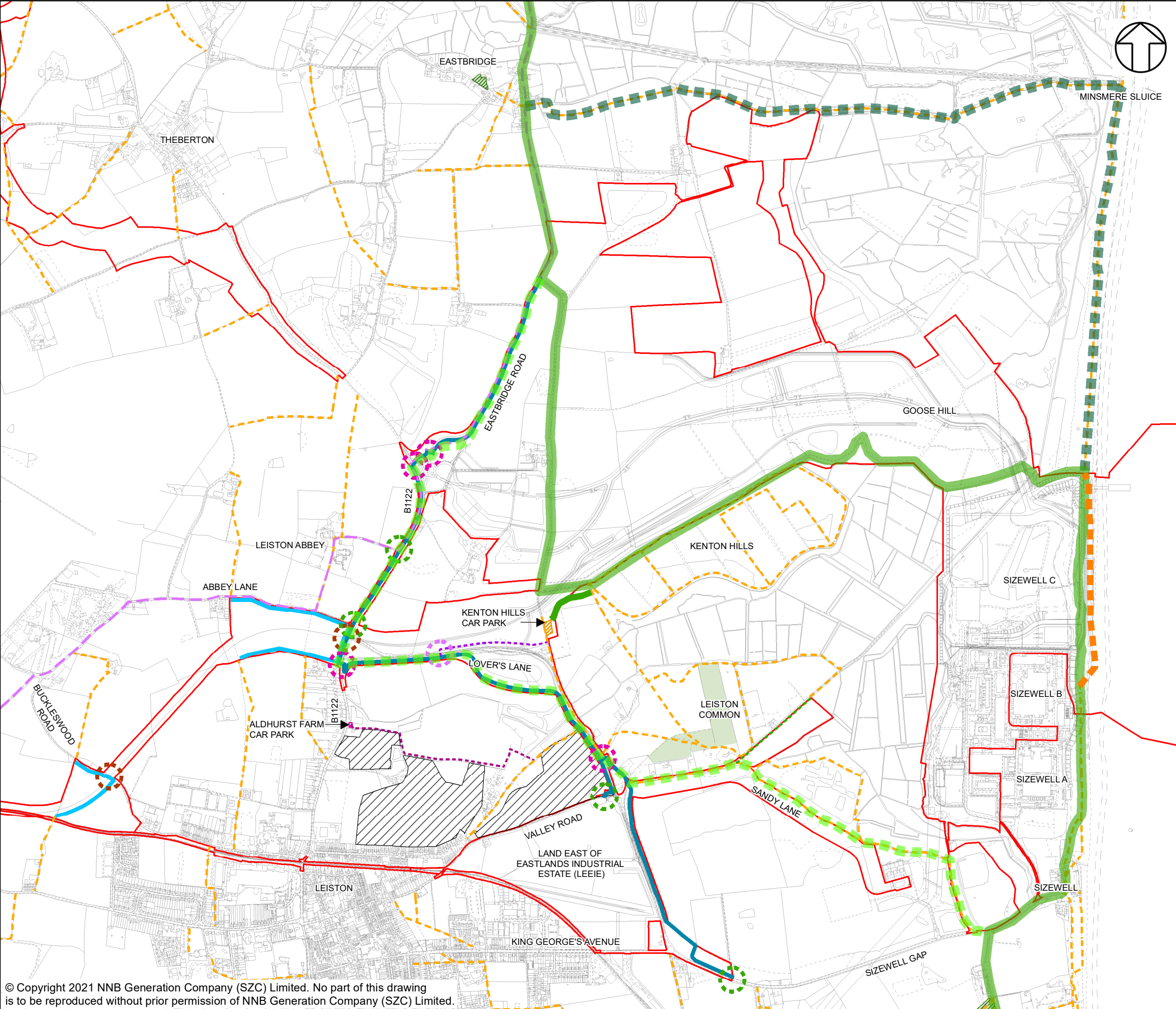
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NOTES

KEY

- SIZEWELL C AND ASSOCIATED DEVELOPMENT SITE BOUNDARIES
- DEMARCATION LINE
- SANDLINGS WALK
  - EXISTING ALIGNMENT
  - DIVERSION DURING CONSTRUCTION DUE TO CLOSURE AT GOOSE HILL
  - INLAND DIVERSION POTENTIALLY FOR TEMPORARY PERIODS IF COASTAL ROUTE IS CLOSED
  - RE-ALIGNMENT ON COAST (SEE PLANS IN BOOK 2 FOR DETAILED ALIGNMENTS)
- OTHER ACCESS INFORMATION
  - EXISTING REGISTERED COMMON LAND
  - EXISTING OPEN ACCESS LAND
  - UNALTERED EXISTING PUBLIC RIGHTS OF WAY AND PERMISSIVE FOOTPATHS
  - SUSTRANS REGIONAL CYCLE ROUTE 42 (DIVERTED)
  - NEW OFF-ROAD ROUTE ENCOMPASSING: RE-ALIGNED BRIDLEWAY; SUFFOLK COAST PATH; SANDLINGS WALK; ENGLAND COAST PATH AND SUSTRANS DIVERSIONS
  - NEW PERMISSIVE FOOTPATH TO EXISTING PERMISSIVE FOOTPATHS
  - NEW TEMPORARY PERMISSIVE FOOTPATH
  - PROW - DIVERSION AROUND RAILWAY LINE DURING CONSTRUCTION
  - KENTON HILLS CAR PARK IMPROVEMENTS
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